

SEPA DETERMINATION

MITIGATED DETERMINATION OF NONSIGNIFICANCE

FOR Issaquah Middle School

DESCRIPTION OF PROPOSAL:

The proposal is to construct a new middle school on approximately 33.6 acres of a 63 acre site where the existing Clark Elementary School, Tiger Mountain Community High School and Issaquah High School campus are constructed. The new building will include one, two and three story sections providing approximately 131,000 square feet of academic, athletic and multi-purpose space. The project includes a new football/soccer field, running track and softball field.

The new campus will have capacity to serve 1,098 students with 39 teaching stations plus 8 future portable classrooms. The project will provide 141 parking spaces for the middle school and 499 parking spaces for the high school. A total of 640 spaces will be provided. 615 are required. All parent and visitor traffic will enter and exit the site from the existing traffic signal onto 2nd Avenue SE. Buses are currently shared by high school and middle school students. A shared bus drop-off and pick-up will be constructed. Buses will enter from Evans Street which will be separated from automobile traffic and will exit at the existing traffic signal onto 2nd Avenue SE. The entrance to the Transportation Center will be moved north along 2nd Ave SE to lengthen the left turn lanes at the traffic signal at the middle and high school entrance. Additional bus and car parking will be added at the Transportation Center.

The project will start construction in the spring of 2015 in a process that will be phased in order to keep all students on site throughout the construction of the new facility. Construction of the new middle school will be substantially completed in Phase 01. The new school will be occupied for the start of school in September 2016. At the end of the 2014-2015 school year, partial demolition of the existing Issaquah Middle School (IMS) will begin. Work will also start on the new additions, and modernization of the existing IMS to house the new Clark Elementary School (CES) and the new Tiger Mountain Community High School (TMCHS). The new CES and TMCHS will be occupied for the start of school in 2017. Demolition of the existing CES and TMCHS will begin at the end of school in June 2017 to allow completion of the fields, parking and other site work needed to fully complete the new Issaquah Middle School.

LOCATION OF PROPOSAL:

The project site is located at XXXX 2nd Avenue SE in Issaquah, Washington at the site of the current high school. (A new street address is to be assigned as a part of the MSP process.) The main building will be located in the the existing Clark Elementary School

playfield area.

King County Assessor's Tax Account Numbers: 3424069030, 3424069120 and 3424069185

LEAD AGENCY AND PROPONENT: Issaquah School District #411

The Issaquah School District is the SEPA lead agency for the project. The Environmental Checklist is entered as Exhibit No. 4 and the draft MDNS is entered as Exhibit No. 5 in the City's Staff Report. Environmental impacts that are not mitigated through the City of Issaquah's Land Use Code and other regulations are addressed in the Mitigated Determination of Nonsignificance (MDNS). The MDNS will be published March 11, 2015 following the February 18, Development Commission hearing. Development Commission and public comments on environmental impacts of the project have been considered by the District, as SEPA lead agency, and additional mitigation has been included in the March 11, MDNS. Following the March 11, 2015 MDNS publication, a 14 day comment and appeal period will end at 4:00 PM March 25, 2015. If no additional mitigation is needed, the SEPA MDNS will be issued as final on March 25, 2015 upon conclusion of the comment and appeal period.

RESPONSIBLE OFFICIAL: Steve Crawford, Director of Capital Projects,
Issaquah School District #411

THRESHOLD DETERMINATION:

The lead agency has determined that the requirements for environmental analysis and protection have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158 and/or mitigating measures have been applied that ensure no significant adverse impacts will be created or mitigation measures have been included as part of this determination which alleviates any probable significant adverse environmental impact.

An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of an environmental checklist and other information on file with the lead agency and the City of Issaquah (Project file number MSP14-0002 and SDP14-00001). This information is available to the public on request.

MITIGATING MEASURES:

The Issaquah School District will provide mitigation measures consistent with the City of Issaquah permit requirements and conditions.

Pursuant to the City of Issaquah approved impact fee ordinances (Issaquah Municipal Code 3.74), impacts to Police and General Government Services are to be determined through the Environmental review process and paid at the time of Building Permit issuance. Because there is an existing school that will be demolished and reconstructed at the same site, the school district will be given credit for the existing square footage in the calculation of the impact fees.

The school district's Updated Traffic report, dated January 20, 2015, identified traffic impacts may occur due to the growing student population and the redistribution of trips as the Issaquah Middle School, Clark Elementary School and Tiger Mountain Community High School are planned to be relocated. The City noted discrepancies and complexities in the analysis and has requested additional information in order to evaluate traffic impacts and to determine appropriate mitigation measures for the proposal. Impacts to the level of service (LOS) standards at the following intersections have been identified in the City's initial review: 2nd Ave SE and E Sunset Way, the intersection of the schools entrance signal and 2nd Ave SE, Front St S and SE Clark St s and E Sunset Way. The school district shall work with the City, once the updated traffic study is completed, to define the appropriate, proportionate traffic improvements necessary to mitigate operational and safety impacts at the intersections identified in the updated traffic study. Final mitigation measures shall be determined prior to issuance of the building permits.

No direct wetland impacts will occur as a result of the project. Permanent buffer impacts are limited to 286 square feet at Wetland A . Mitigation includes 1,197 square feet of buffer restoration. Temporary buffer impacts, totaling 1,507 square feet to facilitate construction of stormwater treatment components occurs in an area dominated by blackberry brambles. Buffer area restoration will include native trees, shrubs and ground cover to enhance these buffer areas. To improve habitat functions and values, at least 5 pieces of large woody debris will be salvaged and placed in the mitigation areas.

Temporary Erosion and Sedimentation Controls (TESC), Stormwater Pollution Prevention Plan, NPDES Permit and best management practices (BMP) will be implemented and maintained by the contractor.

Low impact development techniques, including the use of rain gardens, will be utilized to facilitate infiltration of on-site stormwater.

The project includes:

Right-of-way improvements on 2nd Avenue SE and Evans Street along the project frontage and a new entrance to the school district Transportation Center.

A paved trail connecting the campus with the Rainier Trail is included in the project.

To enhance school safety and security, a portion of the existing trail along the old railroad alignment will be relocated to follow a pathway along the east side of the school campus.

Approximately 416 off-street parking spaces will be maintained throughout the construction process for use by students, staff and visitors.

The project will comply with current codes, standards, rules and regulations.

PUBLIC NOTICE AND COMMENT PERIOD:

This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of issue. The responsible official will reconsider the MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is

retained, it will be final after the expiration of the comment deadline. There is no administrative appeal for this SEPA determination.

Notice of this MDNS will be published in the Legal Notices section of The Issaquah Press weekly newspaper on Wednesday, March 11 and Wednesday March 18, 2015. In addition, notice of this MDNS will be mailed to parties of record and nearby property owners.

A copy of the Mitigated Determination of Nonsignificance was posted at the site.

WRITTEN COMMENTS OR ANY APPEALS MUST BE RECEIVED BY THE ISSAQUAH SCHOOL DISTRICT NO LATER THAN 4:00 PM, March 25, 2015.

Appeals must be in writing and state the perceived errors in the Threshold Determination, specific reasons why the Determination should be reversed or modified, any harm the Appellant will suffer if the Threshold Determination remains unchanged and the desired outcome of the appeal. If the Appellant is a group, the harm to any one or more of the individuals must be stated. Failure to meet these requirements will result in dismissal of the appeal.

Steve Crawford, Director of Capital Projects
Issaquah School District
565 NW Holly Street
Issaquah, WA 98027

DATE OF ISSUANCE: Wednesday, March 11, 2015